



Department of City Development
 City Plan Commission
 Redevelopment Authority of the City of Milwaukee
 Neighborhood Improvement Development Corporation

Lafayette L. Crump
 Commissioner

Vanessa L. Koster
 Deputy Commissioner

IV.D. Narrative Information Sheet

The following provides information regarding the City of Milwaukee's grant application:

1. **Applicant Identification:** City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
2. **Funding Requested:** (a) Grant type: Single Site Cleanup; (b) Federal Funds Requested – (i) \$500,000, (ii) A cost share waiver is not being requested
3. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
4. **Property Information:** 3100 W. Capitol Drive, Milwaukee, WI 53216
5. **Project Director:**
 Mathew Reimer
 809 North Broadway
 Milwaukee, WI 53202
 Phone: 414-286-5693
 Fax: 414-286-5778
 E-mail: mreime@milwaukee.gov
- Highest Ranking Elected Official:**
 Mayor Tom Barrett
 200 East Wells St
 Milwaukee, WI 53202
 Phone: 414-286-2200
 Fax: 414-286-3191
 E-mail: mayor@milwaukee.gov
6. **Population:** (i) 594,833 (2010 Census)
7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	3-4
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	4

8. **Letter from the State Environmental Authority:** Please see Attachment.



October 22, 2020

David P. Misky
City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Subject: State Acknowledgement Letter for the City of Milwaukee

FY21 EPA Cleanup Grant

Dear Mr. Misky:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the City of Milwaukee for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The DNR is fully committed to a collaborative partnership with the City of Milwaukee, and will support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Christine Haag, Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

CLEANUP GRANT – 3100 W. CAPITOL DRIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Targeted Area and Brownfields

1.a.i. Background and Description of Target Area (5 pts): Built on a foundation of industrial activity beginning in the 1850's, the City of Milwaukee was dominated by die cast companies, machine tool manufacturers, tanneries, foundries, and printers, providing well-paying, family-supporting jobs. Over the past five decades, however, Milwaukee has seen a decline in its traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks. This has left a legacy of vacant and underutilized formerly industrial brownfield properties, which only compound the adverse economic effects created by smaller neighborhood brownfield properties like gas stations, auto repair shops and dry cleaners. As industries have moved or closed, they have left behind sites on which little or no economic activity has returned, resulting in extremely high unemployment and poverty. Milwaukee is experiencing “persistent poverty” where more than 20% of its population has lived in poverty over the past 30 years, as measured by the most recent Small Area Income and Poverty Estimates (U.S. Census Bureau).

A disproportionate number of Milwaukee's brownfield sites are located in a central portion of the City known as the 30th Street Industrial Corridor (the Corridor), which is the target area where the cleanup site that is the subject of this grant application is located. The Corridor is a five mile stretch that was once a major manufacturing center, spanning a rail line, employing thousands of area residents. Today, however, the Corridor is the epicenter of the persistent poverty and severe racial segregation that plagues the city. Recent analysis by the Brookings Institute found Milwaukee to be the single-most segregated metro area based on current American Community Survey Census Data (Frey, W.H, 2018, Black-White Segregation Edges Downward Since 2000, Census Shows: www.brookings.edu), while in 2019 24/7 Wall St. reported the Milwaukee metro area is the worst city for black people, based on racial disparities in income, education, health, incarceration, and white-black achievement gaps in other socioeconomic outcomes using data from the U.S. Census Bureau, the Centers for Disease Control and Prevention, and the Bureau of Justice Statistics (<https://247wallst.com/special-report/2019/11/05/the-worst-cities-for-black-americans-5/>).

The Corridor area faces many challenges on various fronts. Due to the severity of economic and environmental conditions in the Target Area, the City of Milwaukee has been focused on revitalizing this area for over a decade. Beginning in 2005, Milwaukee and its partners have been working to address brownfield conditions in the Corridor. Because of these early efforts, Milwaukee already owns 155 parcels within the Target Area, the majority of which are brownfield sites that contribute to neighborhood blight. Stormwater management is also an issue in the Corridor. On July 22, 2010, approximately 3,000 properties experienced basement backup problems during a severe storm event. The Corridor was especially impacted, suffering more than \$32 million in damages in the private sector alone and a loss of 250 jobs in a localized area. Following the storm event, the Milwaukee Metropolitan Sewerage District (MMSD) initiated Corridor stormwater studies to analyze the flooding problems and develop recommendations to minimize the flooding and resulting property damage. In 2013, MMSD and Wisconsin Housing and Economic Development Authority (WHEDA) collaborated to create a vision of a 30th Street Greenway Corridor project (Greenway Corridor). The reuse strategy, described in detail in the following section, of the 3100 W. Capitol Drive site, is part of the Greenway Corridor project and will mitigate surface flooding and basement backups.

1.a.ii. Description of the Brownfield Site (10 pts): The project site is located at 3100 W. Capitol Drive. The site was originally developed as a gas station in approximately 1946, and continued to operate as a gas station until the original site building was removed in 1983. Records show at least five underground storage tanks were present on the property, ranging in size from 1,000 to 10,000 gallons. The northwestern portion of the site was also utilized as part of bulk petroleum plant operations that primarily occupied the property

abutting the northern site boundary (a 250,000 gallon tank is visible on the northwest corner of the site on historical maps). The current site building was constructed in 1983, and was utilized as a Burger King restaurant from 1983 through the mid-1990s. The site building was vacant between the mid-1990s and early 2000s. Ned's Pizza occupied the site from 2002 to approximately 2010 when it permanently closed, and the building became vacant (the site will be cleared in 2020). Milwaukee purchased the property in August 2019 for the purpose of future stormwater management as part of the Greenway Corridor project, and in particular, to alleviate significant flooding that occurs on W. Capitol Drive beneath the railroad overpass bridge.

According to a Phase II report for the site dated May 17, 2019, soil quality results indicate State of Wisconsin Administrative Code (WAC) Chapter NR 720 Residual Contaminant Level (RCLs) exceedances for multiple petroleum Volatile Organic Compounds (PVOCs), polynuclear aromatic hydrocarbons (PAH) and lead were identified in an approximately 12,000 ft² area at various depths on the southern portion of the site. Detected PVOCs in soil greater than NR 720 RCLs include benzene (highest detection is 16.3 mg/kg, the Groundwater Pathway [GP] RCL is 0.0051 mg/kg), ethylbenzene (highest detection is 101 mg/kg, the GP RCL is 1.57 mg/kg), naphthalene (highest detection is 41 mg/kg, the GP RCL is 0.6582 mg/kg), and toluene (highest detection is 185 mg/kg, the GP RCL is 1.1072 mg/kg). Numerous PAHs were detected in soil at various locations in excess of NR 720 RCLs. Significant groundwater impacts include benzene and tetrachloroethene. Detected VOCs greater than WAC, Chapter NR 140 Enforcement Standards (ES) include benzene (highest detection is 96 ug/L (the ES is 5 ug/L) and tetrachloroethene (highest detection is 8.7 ug/L (the ES is 5 ug/L).

1.b Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 pts): The reuse strategy for the 3100 W. Capitol Drive site is to demolish the existing dilapidated structure, clear the site, and create a stormwater detention basin to alleviate significant flooding that occurs on W. Capitol Drive beneath the railroad overpass bridge. The basin would be constructed to create a 65-year storm level of protection, which would maximize stormwater storage at the site, creating 2.8M gallons of storage. The construction of a new detention basin at the brownfield site will help achieve an objective of the Greenway Corridor project and the 2020 Connecting the Corridor Strategic Action Plan (developed with extensive community outreach to ensure recommended projects aligned with community goals), which is to mitigate surface flooding and basement backups, and improve water quality in the Corridor. In addition to addressing drainage problems, the Greenway Corridor project would serve as a platform for redevelopment and revitalization that could lead to enhanced safety, job creation, increased property values, recreational enhancements, and neighborhood stability. This will be achieved by creating a Greenway Corridor that encourages active living, environmental sustainability, and economic development while linking the Corridor neighborhoods to the metropolitan Milwaukee area. Although only one of many critical factors necessary for revitalization of the Corridor area, implementation of the Greenway Corridor concept will make a significant contribution to a broader solution that will resolve a number of major environmental, economic, and social issues, and improve the overall quality of life for local area residents and businesses. In addition to the Greenway Corridor project, the City of Milwaukee is in the midst of an ambitious effort to transform the Corridor into a major modern employment center and economic hub for the City and the region. This effort has included multiple preliminary studies and planning efforts, as well as the purchase of the 84-acre former Tower Automotive Site in the northern part of the Corridor. The Tower site is being redeveloped as a modern industrial park, named Century City, and will serve as a centerpiece for the economic revitalization in the Corridor. Cleanup of the 3100 W. Capitol Drive brownfield site is another contribution to a broader initiative to revitalize the area, provide a platform for redevelopment, and preserve and connect adjacent neighborhoods. As noted above, stormwater studies and planning performed by MMSD and WHEDA in 2012 and 2013, led to a collaborated vision of a Greenway Corridor.

1.b.ii. Outcomes and Benefits of Reuse Strategy (10 pts): The stormwater detention basin will provide direct benefits of both remediating a brownfield and mitigating the extremely severe and recurrent flooding that occurs in the target area. This flooding has been documented to create flood water depths of up to 4-6 feet,

generated hundreds of complaints from area residents and businesses, and has been linked to one death. And while this area is not in a federally mapped floodplain area, it is a classic example of “urban flooding” which has been shown to occur more often in communities of color (<https://www.cnt.org/sites/default/files/pdf/FloodEquity2019.pdf>). The location of this site in relation to nearby Green Tech Station (which is directly adjacent to the north) provides a unique opportunity to educate community members on the challenges and opportunities associated with stormwater management. While the stormwater detention basin is a classic example of a standard public works project to address flood management, Green Tech Station was design and built as a green infrastructure educational demonstration site that will demonstrate each type of commonly used green infrastructure technology, including but not limited to bioswales, cisterns, porous paving, a constructed wetland, green roofs, and rain gardens. School groups and those in green job training visit Green Tech Station on a regular basis to examine green infrastructure technologies that can be utilized on private properties, while also viewing adjacent stormwater projects and educational signage about how local governments also play a significant role in managing stormwater.

The Greenway Corridor offers many primary and secondary benefits for not only those living immediately adjacent to the Greenway Corridor, but also to the residents of the entire Corridor area. The proposed Greenway Corridor improvements, combined with ongoing and planned redevelopment initiatives, can be a major catalyst for economic redevelopment and job creation throughout the Corridor. According to the 30th Street Industrial Corridor Greenway Corridor Report, benefits include significant job opportunities (1,300 short term and 70 long term jobs), increased property values (2 to 3 fold increase in property values), \$1.5M in annual foreclosed property maintenance savings, reductions in combined sewer overflows (CSO) (reduced CSO volumes by 20 to 90 million gallons), and savings of \$130M in flood damage reductions over 20 years.

The project site is located in an Opportunity Zone. To encourage redevelopment and investment in the area of the project site and the Corridor, the area flooding issues need to be mitigated so the area is attractive to investors, which is a critical component of the Greenway Corridor project plan. Economically, the Greenway Corridor will add value in views and recreational amenities to positively impact adjacent and nearby property values. These are typical considerations and incrementally increase property appraisals, building equity for local property owners and increasing the tax base for the City. The Greenway Corridor also positively affects pride of ownership for adjacent property owners, encouraging long-term investment in these properties and, in turn, further increasing the City’s tax base. An investment of the magnitude of the Greenway Corridor in this neighborhood is a once-in-a-century opportunity that provides an unparalleled investment in the area that can be leveraged for significant, long-term economic benefits, including a 2-3 fold increase in property values, which will enable disproportionately impacted populations in the Corridor to begin to build wealth.

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse (10 pts): The City of Milwaukee and the Redevelopment Authority of the City of Milwaukee (RACM) have a strong track record of successfully leveraging federal, state, and local funding to meet the financial needs of all stages of brownfields redevelopment. The City of Milwaukee and RACM work hand in hand on environmental projects. The City of Milwaukee and RACM have been exceedingly fortunate to receive more than \$20 million in brownfield grant funding from EPA over the past 20 years. The City of Milwaukee Common Council also recognizes the importance of brownfield development and provides funding to match federal and state grants as well as fill unexpected funding gaps. The City of Milwaukee Department of Public Works (DPW) is aggressively working on flood mitigation projects, and the 3100 W. Capitol Drive site has been identified as a critical site that will lead to the success of flood mitigation in the area; therefore, DPW has allocated approximately \$25M to flood mitigation, which includes the installation of additional stormwater detention basins, including a basin at the 3100 W. Capitol Drive site. Also, while not directly contributing financially to the stormwater basin project, the close collaboration with MMSD is itself a critical resource toward the site’s redevelopment. MMSD’s planned improvement project adjacent to this site will be adding capacity to the combined sewer overflow system both up and downstream

of this basin's connection point. The ability for the two related projects to be designed during the same time period offers the opportunity for design efficiencies in both projects and, therefore, overall project cost savings. The \$25M funding amount is consistent with recent funding allocations and is expected to continue into future budgets. Documentation of the \$25M of available funding is included in Attachment E. Please note the cash portion (\$500,000 line item) of DPW's entire \$25M flood mitigation budget is a separate line item in the budget and will be utilized for the cost share for this project.

1.c.ii. Use of Existing Infrastructure (5 pts): The reuse strategy for the 3100 W. Capitol Drive site is to create a stormwater detention basin. The basin will be emptied by a new pump station and gravity. Additional infrastructure needs include installing approximately 70 feet of 54-inch diameter inlet sewer from W. Capitol Drive to the basin, which will convey the stormwater flow to the new basin for management during significant storm events, and will be funded by DPW's flood mitigation budget. But while the basin, pump, and connections are new infrastructure, the site is being embedded into a robust system of existing utilities that includes a broader regional storm sewer system and electrical utilities, including new solar panels, which will be utilized to provide power to the new pump station at the site. The conversion of a brownfield site to local stormwater management facility is a creative infill strategy in an industrial area with little pervious surface.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i. The Community's Need for Funding (5 pts): Milwaukee does not have the resources to implement the cleanup work described herein without support. Although DPW has allocated approximately \$25M to flood mitigation projects, the budget does not include funding for brownfield remediation. In recent years, the City's general fund budget has declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage/cost of living freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees to fund core services. A major portion of the City's budget is funded by property taxes. According to the City of Milwaukee Treasurers Office, the City foreclosed on over 6,000 properties in the last five years. The amount of foreclosures in Milwaukee continues to increase and this high rate of foreclosures is expected to continue. The City of Milwaukee's budget has also been significantly impacted by the coronavirus pandemic. Milwaukee officials have estimated the economic fallout from the coronavirus pandemic cost the city tens of millions of dollars. Most of the lost revenue has been from the Public Works, Neighborhood Services, and Health departments. Lastly, residents in the Corridor are in need as shown in the ACS 2014-2018 data that shows the per capita income of people in the target area is \$13,076. Due to severe funding constraints, this project will not occur without EPA assistance.

2.a.ii. Threats to Sensitive Populations (15 pts):

(1) Health or Welfare of Sensitive Populations: The demographic makeup of the target community consists of 95% minority, 36% poverty rate, and 33% children (ACS 2014-2018 data), resulting in a disproportionate number of low-income minorities and children affected by the harmful effects of brownfields in the Corridor, which is environmentally unjust. Children living in Milwaukee's central city have the fourth-worse health care outcomes in the country, and the state overall is in the 50th percentile (<https://www.wpr.org/hospital-head-says-health-outcomes-milwaukee-children-abysmal>). Furthermore, according to the World Health Organization, people in poverty and racial minorities are defined as sensitive or vulnerable populations, and their health conditions are exacerbated by inadequate access to healthcare, which can result in delayed treatment of health issues. The 3100 W. Capitol Drive site is contaminated with petroleum substances that can cause health related issues due to direct exposure and contaminant vapor intrusion into nearby buildings. Soil and groundwater are impacted by petroleum at the site. The contaminants can volatilize and the vapors then move up through the soil and into residences and businesses, contaminating indoor air. Harmful vapors from can cause a variety of health concerns (e.g., eye and respiratory irritation, headache, and/or nausea, and cancer), especially in sensitive populations such as children, who make up about 33% of the target

area population, raising significant environmental justice concerns. The cleanup of petroleum impacts at the 3100 W. Capitol Drive site would significantly improve soil and groundwater conditions at the site and surrounding area; therefore, mitigating the threat of vapor intrusion into nearby residences and businesses.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the most recent Milwaukee Health Report, prepared by the Center for Urban Population Health and the City of Milwaukee Health Department, there is a direct relationship between people's socioeconomic status and their health. The report shows that there is a significantly higher rate of premature death, infant mortality, and poor to fair health in the area of 3100 W. Capitol Drive, versus more affluent, white areas of the city. According to 2017 data from the CDC 500 Cities Project, 13% of adults in the target area have asthma, which is in the worst 25% of all U.S. census tracts. Black residents in the target area see a significantly worse value of 23%, which raises environmental justice concerns. According to 2018 data from the Milwaukee Community Health Survey, 17% of children in the target area have asthma, which is much worse than the previously measured value (11%) in 2015 and demonstrates that conditions are worsening. Also, according to 2017 data from the City of Milwaukee Health Department, over 20% of Milwaukee's infant deaths in the target area are due to birth defects and associated complications. Lastly, significant concentrations of lead are present on properties throughout the target area due to former industrial uses of properties and historic filling activities, as well as the prevalence of lead paint and asbestos in older homes, which has led to detrimental health impacts, such as high rates of lung cancer. The Environmental Public Health Data Tracker maintained by the WI Department of Health Services recently found that more than 21% of children under age six in the target area had childhood lead poisoning, compared to only 6.7% of children in Wisconsin. The installation of a detention basin at the project site, combined with ongoing and planned redevelopment initiatives, will reduce the threat of exposure to petroleum contamination and will be a major catalyst for economic redevelopment and job creation throughout the Corridor, raising the socioeconomic status of area residents so they will be able to afford health care and update their homes to reduce some of these health impacts.

(3) Disproportionately Impacted Populations: According to 2010 U.S. Census data, Milwaukee is the fourth poorest city in the nation. With a 95% overall minority population living in the target area, residents in the Corridor are in particular need of economic and skill development opportunities that are brought to the neighborhood through redevelopment of brownfields. ACS 2014-2018 data shows 91% of persons 25 and older living in this area have not completed a college degree, and the per capita income of people in the target area is \$13,076. Due to the extreme concentration of minorities and families living below the poverty rate, the concentration of brownfield properties in close proximity to residents (36 projects within a quarter-mile with known contamination), and the concentration of sensitive populations, particularly children (33% in target area), the data raises very serious questions about environmental justice. Flooding in the target area is a classic example of "urban flooding" which has been shown to occur more often in communities of color. In a survey of flood victims, 84% reported stress; 13% reported ill health; 41% lost the use of part of their property; 63% lost valuables; and 74% lost work hours in order to handle home repairs. (<https://www.cnt.org/sites/default/files/pdf/FloodEquity2019.pdf>). Lastly, according to the EPA EJ Screen tool, the target area is in the 95-100 percentile for both traffic proximity and hazardous waste proximities.

A direct and immediate economic benefit as a result of the cleanup work is jobs retained and created. The City attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Typically, a minimum of 25% of the work on-site is performed by SBE-certified companies and 40% of the hours worked on-site are performed by City residents who are unemployed or underemployed and certified under the RPP program. Indirect economic benefits include work and jobs created by new businesses locating in the Corridor. The city has already experienced some job growth due to targeted efforts in the Corridor and expects this to continue so long as resources continue to be focused here. This grant will help to address the environmental justice challenges in the target area by remediating contamination and creating economic opportunities for residents.

2.b Community Engagement

2.b.i. Project Involvement (5 pts) and 2.b.ii Project Roles (5 pts):

30th Street Industrial Corridor Corporation (The Corridor) is a non-profit organization focusing on the redevelopment of the Corridor by creating development opportunities, leveraging funding, and promoting a safe, clean and accessible community in which to live and work. For the cleanup grant and future reuse, the Corridor will assist City staff with communicating project information and events to Corridor members and residents, and will help facilitate the community conversations/meetings throughout the Corridor as described in the following section. (Cheryl Blue, Executive Director, 414-509-5115, cheryl@thecorridor-mke.org)

Milwaukee Metropolitan Sewerage District (MMSD) is a regional government agency that provides water reclamation and flood management services for about 1.1 million people in 28 communities in the Greater Milwaukee Area. MMSD initiated Corridor stormwater studies to analyze the flooding problems and develop recommendations to minimize the flooding and resulting property damage. For the cleanup grant and future reuse, MMSD will continue its partnership with the City and help facilitate the implementation of the stormwater detention basin. (Jerome Fogel, Senior Project Manager, 414-225-2161, jflogel@mmsd.com)

Northwest Side Community Development Corporation (NWSCDC) works to enhance the standard of living on Milwaukee's northwest side by improving the business environment for low-income communities through community economic development. NWSCDC is a valuable partner in many city planning and redevelopment efforts, including holding a 10-year lease on the RACM-owned Green Tech Station property directly north of the project site and described earlier in Section 1.b.ii. For the cleanup grant and future reuse, NWSCDC will assist City staff by hosting meetings and communicating project information and events to NWSCDC members. (Andrew Haug, 414-444-8200, ahaug@nwscdc.org)

2.b.iii. Incorporating Community Input (5 pts): Numerous stakeholders have been involved in the creation of the Greenway Corridor plan. Seven workshops were held at different locations within the Corridor over a 17-month period to facilitate regular interaction with stakeholder representatives, to obtain their input at key project milestones and decisions, and to reach consensus on an overall drainage and Greenway Corridor solution. The stakeholder group was represented by selected organizations that could contribute to the formulation of an initial Greenway Corridor concept that would set the stage for additional community outreach in the next phase of the project. Stakeholder group representation included, but was not limited to, the Corridor Corporation, Wisconsin Department of Natural Resources (WDNR), the City, and local businesses such as Harley-Davidson. In addition, a public meeting was held on October 15, 2020 to receive input on this draft application and Draft ABCA. Attachment C includes documentation of community notification, including a copy of the ad in the Daily Reporter. Attachment D includes the meeting minutes.

Going forward, a Community Relations Plan (CRP) will be prepared that will serve as the framework for community involvement, which will include social distancing alternatives. The CRP will address the cleanup process with added emphasis on seeking out and considering concerns local residents may have with regard to health, safety, and community disruption potentially posed by the cleanup activities. If the City of Milwaukee receives this cleanup grant, staff will work with our community partners to connect with citizens and community groups at up to three additional community meetings during the cleanup planning and cleanup. The City of Milwaukee will use virtual meeting platforms, local newspapers, social media outlets, and aldermanic and community group newsletters to provide information about cleanup plans.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan (10 pts)

As summarized in the ABCA included in Attachment B, Milwaukee considered three remedial options for the 3100 W. Capitol Drive site. Based on the desired use of the site as a stormwater management location, excavation of contaminated soil and off-site disposal is the preferred method of remediation. The remediation

would be accomplished by removing 14,000 tons of PVOC impacted soil from an approximately 12,000 ft² area at various depths on the southern portion of the site and transporting the material to a landfill for biopile disposal. The evacuated area would be the location of a stormwater detention basin that would be constructed to create a 65-year storm level of protection, which would maximize stormwater storage at the site, creating 2.8M gallons of storage. Cleanup will be targeted to meet non-industrial standards in Wisconsin Administrative Code chapter NR 720: Soil Cleanup Standards. The groundwater at the site will then be monitored to ensure reduction in soil contamination translates to a reduction of groundwater contamination.

A Remedial Action Plan (RAP) will be developed for the site and submitted to the WDNR for review and approval to ensure that cleanup activities are successful and in compliance with the state cleanup authority. The RAP will incorporate Wisconsin and EPA guidelines for Green and Sustainable Remediation. The City of Milwaukee and their contractors will follow the ASTM Standard Guide to Greener Cleanups by evaluating key aspects, such as minimizing total energy use and maximizing use of renewable energy; minimizing air pollutants and greenhouse gas emissions; minimizing water use and impacts to water resources; and evaluating ways to reduce, reuse, and recycle materials and waste.

3.b. Description of Tasks/Activities and Outputs (25 pts)

3.b.i Project Implementation (10 pts): The following tasks make up the cleanup project scope.

Task 1: Community Involvement will be facilitated by City of Milwaukee staff as described in the previous community engagement section. City of Milwaukee staff will work with our community partners to reach out to interested citizens and community groups during the cleanup planning and cleanup at up to three community meetings to solicit feedback about the cleanup project. The City of Milwaukee will use local newspapers, social media outlets, and aldermanic and community group newsletters to provide information.

Task 2: Cleanup Planning will be conducted as a joint effort between City of Milwaukee staff and an environmental consultant. The City of Milwaukee currently contracts with three different consulting firms that were procured following federal procurement regulations. To ensure the quality of the project, our three environmental consultants have updated and submitted their Quality Assurance Protection Plans (QAPPs) to the EPA for review and approval. Activities will include remediation workplan preparation and review, meetings with the consultant and abatement contractors, site visits, report review, discussions with WDNR, and finalization of the ABCA.

Task 3: Site Cleanup will be contracted with a qualified environmental consultant and additional contractors. Cleanup related activities will include soil remediation, monitoring and environmental consulting associated with the cleanup project. The City of Milwaukee's \$100,000 cost share will be applied to site cleanup and will be funded by the cash portion (\$500,000 line item) of DPW's \$25M flood mitigation budget. The City of Milwaukee is prepared to implement the site cleanup, which will include removal of impacted soil and creation of a stormwater detention basin.

Task 4: Cleanup Project Oversight and Grant Management will be performed entirely by City of Milwaukee staff. Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE/DBE reporting, financial reporting, correspondence with the EPA and state agencies, attendance at cleanup project related meetings, and updating ACRES. This category also includes estimated travel expenses to partially pay for one person attending the EPA Brownfields conference.

3.b.ii Anticipated Project Schedule (5 pts): The City of Milwaukee will ensure that community involvement requirements are fulfilled in noticing fund availability and the cleanup plan. These will include items such as assigning a spokesperson and establishing appropriate information repositories with required documentation. A community relations plan will be prepared, which will guide the involvement activities. The City of Milwaukee anticipates conducting two community outreach events in the first year, one in the second year, and others as needed. Cleanup Planning will be conducted by City of Milwaukee staff and the environmental consultant within the first 12 months of the project. A remedial action plan will be prepared and submitted to

the WDNR for review and approval within the first 12 months of the project. Site Cleanup will be completed according to the approved remedial action plan. The site cleanup is anticipated to be conducted in year two of the grant period, and post-excavation groundwater monitoring is anticipated to be conducted in years two and three of the grant period. Cleanup Project Oversight and Grant Management will be conducted throughout the grant period. Quarterly reports will be prepared within 30 days of the end of each quarter. The annual MBE/WBE report and the annual financial report will be prepared by October 31 of each year.

3.b.iii Task/Activity Lead (5 pts): The City of Milwaukee will play a primary role in the management of all four tasks identified in the previous section. City of Milwaukee staff is very experienced in the management of EPA Brownfield Grants, which is discussed in Section 4 of this grant application. Community Involvement will be managed by City of Milwaukee staff in coordination with our community partners. Cleanup Planning will be conducted as a joint effort between City of Milwaukee staff and the environmental consultant. The environmental consulting firm that will work on this project was procured following federal procurement regulations and is highly qualified to conduct grant eligible activities. Site Cleanup will be contracted with one of our environmental consultants. Cleanup Project Oversight and Grant Management will be performed entirely by City of Milwaukee staff.

3.b.iv Outputs (5 pts): Outputs will include a community involvement plan, up to three community meetings to solicit feedback about the cleanup project, a final ABCA, a remedial action plan, and a cleanup completion report detailing the completed activities. Approximately 14,000 tons of impacted soil will be excavated and transported off-site to a licensed landfill during the remediation. Once remediation is complete, a stormwater detention basin will be constructed to create a 65-year storm level of protection, which would maximize stormwater storage at the site, creating 2.8M gallons of storage.

3.c. Cost Estimates (20 pts)

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Project Oversight and Grant Management	Total
Personnel	\$4,618	\$3,168		\$5,410	\$13,196
Fringe Benefits	\$2,125	\$1,457		\$2,489	\$6,071
Travel				\$733	\$733
Contractual		\$5,500	\$474,500		\$480,000
Total Federal Funding	\$6,743	\$10,125	\$474,500	\$8,632	\$500,000
Cost Share			\$100,000		\$100,000
Total Budget	\$6,743	\$10,125	\$574,500	\$8,632	\$600,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2021 budgets of 46%. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

3.c.i and 3.c.ii Development and Application of Costs Estimates, and 3.c.iii Eligibility of Cost Share Activities:

Community Involvement The \$6,743 for personnel/fringe is based on City of Milwaukee, assistant executive director time (approximately 30 hours at \$65/hour) and City of Milwaukee project manager time (approximately 120 hours at \$40/hour). This allows City staff to spend about 4 hours a month, on average, over the extent of the anticipated three-year project focusing on community outreach efforts.

Cleanup Planning The \$4,625 personnel/fringe estimate is based on City of Milwaukee, assistant executive director time (approximately 20 hours at \$65/hour) and City of Milwaukee project manager time (approximately 80 hours at \$40/hour). The consulting costs for cleanup planning include costs associated with the development of a remediation work plan for the removal of the contaminated soil, which is \$5,500.

Site Cleanup Site cleanup is estimated to cost \$574,500. This cost estimate was based on the consultant's estimate which includes both consulting costs and sub-contractor expenses. Costs include excavation and landfill biopile disposal (\$530,650 – which includes environmental consulting, laboratory services, and primarily the hydraulic excavator and operator [5 days at \$2,500/day], soil transportation to the landfill [14,000 tons at \$15/ton], and biopile tipping fees at landfill [14,000 tons at \$21/ton]), replacement well installation (\$13,655 – which includes field work, soil cuttings disposal and primarily well installation [\$8,580]), post-excavation groundwater monitoring (\$20,340 – which includes field work [\$12,320], laboratory services [\$3,200], and reporting [\$4,820]), and annual WDNR update reports (\$9,855). The City of Milwaukee's \$100,000 cost share will be applied to eligible site cleanup activities and will be funded by the cash portion (\$500,000 line item) of DPW's \$25M flood mitigation budget.

Cleanup Project Oversight and Grant Management The \$7,899 salary/fringe estimate is based on an assumption of time spent by staff each month during a 36-month period of time. It was estimated that the City of Milwaukee project manager (or other brownfield staff) (\$40/hour) would spend about 4 hours each month and the City of Milwaukee assistant executive director (\$65/hour) would spend approximately 1 hour each month. This category also includes \$733 in estimated travel expenses to partially pay for one person attending the EPA Brownfields conference (3 nights of hotel stay at \$175/night, 4 days of per diem expenses at \$50).

Cost Share: The City of Milwaukee's \$100,000 cost share will be applied to eligible site cleanup activities and will be funded by the cash portion (\$500,000 line item) of DPW's \$25M flood mitigation budget.

3.d. Measuring Environmental Results (5 pts)

The activities funded under this grant will support EPA's FY 2018-2022 Strategic Plan by supporting a cleaner, healthier environment, and revitalizing land and preventing contamination. Remediating petroleum impacted soil at the site will create a cleaner, healthier environment, and will also revitalize a brownfield site by putting it back into productive use as a stormwater detention basin. The work outputs for this grant will be one community involvement plan, one ABCA, one RAP, and one cleanup report. Additional outputs that will be measured include tracking up to three community meetings held, and tracking tons of petroleum impacted soil excavated and removed from the site, which is expected to be approximately 14,000 tons.

Outcomes as a result of the removal of petroleum impacted soil will be a reduction of exposure to petroleum impacted soil and groundwater, and the creation of 2.8M gallons of stormwater storage. Another expected outcome is the new stormwater detention basin will greatly reduce if not eliminate basement backups in the target area and reduce damages to properties. Basement backups and resulting property damages in the target area will be tracked. The new stormwater detention basin will help reduce combined sewer overflows, reducing pollution and assuring cleaner water in the City's rivers and Lake Michigan. There will also be direct economic and community benefits that will be measured and evaluated as a result of the cleanup work at 3100 W. Capitol Drive. Direct benefits include jobs retained and created through the cleanup work itself. Again, the City attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Typically, a minimum of 25% of the work on-site is performed by SBE-certified companies and 40% of the hours worked on-site are performed by City residents who are unemployed or underemployed and certified under the RPP program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability (15 pts)

4.a.i. Organizational Structure (5 pts) and 4.a.ii. Description of Key Staff (5 pts): Mathew Reimer, Senior Environmental Project Coordinator with the City of Milwaukee, will be the Project Manager for this grant. Additional City of Milwaukee staff Tory Kress, Project Engineer, will help to complete grant tasks and Ms. Kress will serve as the Alternate Project Manager in the event Mr. Reimer is no longer in his current position with the City. Mr. Reimer and Ms. Kress have a tremendous depth of experience in the management of environmental projects and EPA grants, including 20 cleanup projects since 2010. Mr. Reimer and Ms. Kress

have over 25 years of environmental project management experience. The City of Milwaukee works to retain current staff by providing competitive salary and benefits programs; however, in the event that the Mr. Reimer or Ms. Kress are no longer with the City of Milwaukee, duties would be assigned to other team members as described above. The City of Milwaukee would seek to fill the vacant position.

Mr. Reimer is experienced in the management of EPA brownfield grants including workplan development, reporting, and closeout protocols. Mr. Reimer will develop a workplan and schedule upon consultation with an environmental consultant. Quarterly reporting will be timely, and when each quarterly report is submitted or when project milestones are achieved, staff will update the property profile directly into the ACRES system. On an annual basis, staff will compile and submit the MBE and WBE reports. Mr. Reimer will ensure timely submission of reports to the EPA, as well as to complete all required grant closeout documentation.

Dave Misky is an Assistant Executive Director with the City of Milwaukee. Mr. Misky supervises the City of Milwaukee brownfield team, oversees the real estate operations of the City of Milwaukee, and his leadership in Brownfield development has put hundreds of properties back into productive use.

4.a.iii. Acquiring Additional Resources (5 pts): The City of Milwaukee currently has a Master Services Agreement with three different consulting firms to contract grant eligible activities. The consultants are procured following federal procurement regulations and are contracted as needed for individual projects. The City of Milwaukee retains the environmental consultants to prepare cleanup plans and conduct cleanups at redevelopment sites. Mr. Reimer works with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. City of Milwaukee staff and one of their retained consultants will work with the WDNR staff in overseeing the cleanup at 3100 W. Capitol Drive.

4.b Past Performance and Accomplishments (15 points)

(i.) Currently Has or Previously Received an EPA Brownfields Grant

(i.1.) Accomplishments (5 points): The City of Milwaukee has received EPA Brownfield Grants. Included below is information regarding the two most recent grants awarded to the City of Milwaukee.

2002 Revolving Loan Fund BF-97568301: This RLF included loans for the Milwaukee Road Shops and Solar Paints projects. The Milwaukee Road Shops project was located in the Menomonee Valley and included RLF funds for cleanup. Since 1999, 51 companies have moved to or expanded in the Valley and 5,200 jobs have been created. The Solar Paints loan leveraged \$1.3M of private investment in the rehab of an 8,400 square foot industrial building and the construction of a new 33,000 square foot industrial building.

2019 Cleanup Grant BF-00E02724: The cleanup is scheduled to begin in November 2020 and be completed in early 2021. The project consists of the adaptive reuse of the former school at 2001 W. Vliet Street by Gorman & Co., who will redevelop it into 35 affordable apartments for veterans, individuals and families, who require access to supportive services to maintain housing. The cleanup grant will be used to cleanup asbestos containing materials at the building that must be remediated prior to rehabilitation of the historic building.

City of Milwaukee brownfield staff is diligent about measuring the outcomes and outputs of brownfield redevelopment projects and the impact on the City of Milwaukee. Project outcomes and outputs for EPA funded activities are regularly communicated to City of Milwaukee's EPA Project Officer as well as submitted formally during quarterly reporting, as well as updating the ACRES database system.

(i.2.) Compliance with Grant Requirements (10 points): City of Milwaukee staff is diligent about timely submittals of reports, including quarterly reports, technical reports, financial reports and MBE/WBE reports, and workplan and terms and conditions compliance. The City of Milwaukee has closely monitored the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. The expected results were achieved and the full amount of grant funds were expended for the 2002 RLF identified in the previous section, and the full grant amount is expected to be expended for the 2019 cleanup grant previously discussed.

Cleanup Grant Proposal – 3100 W. Capitol Drive

List of Attachments

- A. Threshold Criteria
- B. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- C. Documentation of Community Notification
- D. Public Meeting Minutes
- E. Documentation of Committed Leveraged Resources
- F. State Eligibility Determination Letter

Attachment A

CLEANUP GRANT – 3100 W. CAPITOL DRIVE

III.B THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.B.1 Applicant Eligibility

The City of Milwaukee is a General Purpose Unit of Local Government; therefore, an eligible entity.

III.B.2 Previously Awarded Cleanup Grants

The 3100 W. Capitol Drive site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Site Ownership

The site is currently owned by the City of Milwaukee.

III.B.4 Basic Site Information

(a) The name of the site is 3100 W. Capitol Drive. (b) The address of the site is 3100 W. Capitol Drive, Milwaukee, Wisconsin 53216. (c) The City of Milwaukee is the current owner of the site.

III.B.5 Status and History of Contamination at the Site

(a) This site is contaminated with petroleum substances. (b) The site was originally developed as a gas station in approximately 1946, and continued to operate as a gas station until 1983. The northwestern portion of the site was also likely utilized as part of bulk petroleum plant operation that primarily occupied the property abutting the north site boundary. The current building was constructed in 1983 and was utilized as a Burger King restaurant from 1983 through the mid-1990s. Ned's Pizza occupied the site from 2002 to approximately 2010 when it permanently closed, and the building became vacant. (c) The soil and groundwater at the site is known to be contaminated by petroleum volatile organic compounds (PVOCs). (d) The impacts are likely associated with the former use of the site as a gas station, which included numerous underground storage tanks. According to a Phase II report for the site dated May 17, 2019, soil quality results indicate State of Wisconsin Administrative Code Chapter NR 720 Residual Contaminant Level (RCLs) exceedances for multiple PVOCs and naphthalene. Significant groundwater impacts include benzene and tetrachloroethene. Detected VOCs are greater than Wisconsin Administrative Code, Chapter NR 140 Enforcement Standards (ES).

III.B.6 Brownfield Site Definition

This site is not listed or proposed for listing on the National Priorities List; is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the United States government.

III.B.7 Environmental Assessment Required for Cleanup Proposals

A Phase II Report was completed by Sigma on May 17, 2019.

III.B.8 Enforcement or Other Actions

A contamination release on this property will be recorded with the Wisconsin Department of Natural Resources (WDNR).

III.B.9 Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

III.B.10 Threshold Criteria Related to CERCLA/Petroleum Liability

III.B.10.b Property Ownership Eligibility – Petroleum Sites

III.B.10.b.i.

- (1) ***Current and Immediate Past Owners.*** The current owner is the City of Milwaukee. The immediate past owner was SMS Investment Group, LLC.
- (2) ***Acquisition of Site.*** The property was purchased by the City of Milwaukee on August 1, 2019.
- (3) ***No Responsible Party for the Site.*** The current owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, the immediate past owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, neither the current owner nor immediate past owner of the site owned the site when any dispensing or disposal of petroleum (by others) took place. The City of Milwaukee and the immediate past owner have taken reasonable steps with regard to the contamination at the site, including performing environmental investigation activities and securing the site.
- (4) ***Cleaned Up by a Person Not Potentially Liable.*** The City of Milwaukee did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing contamination at the site. The City of Milwaukee has taken reasonable steps with regard to the contamination at the site, including performing environmental investigation activities and maintaining site security.
- (5) ***Judgments, Orders, or Third Party Suits.*** No responsible party has been identified for the site through either:
 - A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
 - An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
 - A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.
- (6) ***Subject to RCRA.*** This site is not subject to any order under section 9003 (h) of the Solid Waste Disposal Act.

- (7) *Financial Viability of Responsible Parties.* No parties have been identified that are responsible for the contamination at the site.

III.B.11 Cleanup Authority and Oversight Structure

III.B.11.a Cleanup Oversight

The City of Milwaukee staff and the environmental consultant will manage the site cleanup on a day-to-day basis and the WDNR will ensure the cleanup is protective of human health and the environment. While the site will not be enrolled in the state's Voluntary Party Liability Exemption program, the City of Milwaukee will follow all appropriate steps as part of the traditional cleanup program (outlined in section 292.11 of the Wisconsin Statutes). The City of Milwaukee has over 20 years of experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see the "Programmatic Capability" section of this grant proposal for additional information on staff qualifications.

Notification of a release at this site and assignment of a Bureau of Remediation and Redevelopment Tracking System, (BRRTS) number by the WDNR will be completed, and therefore the site will be subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 749 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure). The City of Milwaukee, in coordination with qualified consultants, will adhere to a remedial action plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code chapters.

III.B.11.b Access to Adjacent Properties

Access to adjacent properties will not be required during the cleanup activities.

III.B.12 Community Notification

The City of Milwaukee published a newspaper notice in the Daily Reporter on October 5, 2020 notifying the public of the intent to apply for an EPA Brownfield Grant, of the availability of the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and of the opportunity to comment on the application and the ABCA. This notification was posted more than two weeks prior to the grant submittal due date of October 28, 2020. The notification also informed the public that the Redevelopment Authority of the City Milwaukee (RACM) would be holding a virtual public meeting on October 15, 2020 where the community was welcomed to submit comments. The public meeting was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received; therefore, there is not a summary of comments received included in this application. Also, no one attended the public meeting to provide comments; therefore, a sign-in-sheet is not included in this application. Attachment B includes a copy of the draft ABCA. Attachment C includes documentation of community notification, including a copy of the ad in the Daily Reporter. Attachment D includes the public meeting minutes.

III.B.13 Statutory Cost Share

The City of Milwaukee will be providing a 20% match in the form of \$100,000. This funding will go towards site cleanup expenses as delineated in the budget table in this grant application. The City of Milwaukee Department of Public Works (DPW) is aggressively working on flood mitigation projects, and the 3100 W. Capitol Drive site has been identified as a critical site that will lead to the success of flood mitigation in the area; therefore, DPW has allocated approximately \$25M to flood mitigation, which includes the installation of additional stormwater detention basins. The City of Milwaukee's \$100,000 cost share will be funded by the cash portion (\$500,000 line item) of DPW's \$25M flood mitigation budget. This funding amount is consistent with recent funding allocations and is expected to continue into future budgets.

The City of Milwaukee is not requesting a Hardship Waiver.

Attachment B

DRAFT
October 5, 2020
Analysis of Brownfield Cleanup Alternatives for
3100 W. Capitol Drive

Introduction and Background

The City of Milwaukee is applying for a \$500,000 Cleanup Grant from the United States Environmental Protection Agency (EPA) for the purpose of remediating contamination from petroleum substances at the 3100 W. Capitol Drive site. The City of Milwaukee will provide a minimum of a 20% match. This Analysis of Brownfield Cleanup Alternatives is provided to outline three alternatives evaluated during the cleanup and planning processes for the 3100 W. Capitol Drive site.

The 3100 W. Capitol Drive site is an approximate 1.4-acre parcel in the City of Milwaukee, Milwaukee County, Wisconsin. The parcel is currently developed with a vacant building and paved parking areas. The site was originally developed as a gas station in approximately 1946, and continued to operate as a gas station until 1983. The northwestern portion of the site was also likely utilized as part of bulk petroleum plant operation that primarily occupied the property abutting the north site boundary. The current building was constructed in 1983 and was utilized as a Burger King restaurant from 1983 through the mid-1990s. Ned's Pizza occupied the site from 2002 to approximately 2010 when it permanently closed, and the building became vacant. The property was purchased by the City of Milwaukee on August 1, 2019.

Phase II Environmental Assessment summary:

According to a Phase II report for the site dated May 17, 2019, soil quality results indicate State of Wisconsin Administrative Code Chapter NR 720 Residual Contaminant Level (RCLs) exceedances for multiple petroleum Volatile Organic Compounds (PVOCs) and naphthalene. Also, elevated polynuclear aromatic hydrocarbons (PAH) and lead impacts greater than NR 720 RCLs were identified. Detected PVOCs greater than NR 720 RCLs include benzene (highest detection is 16.3 mg/kg, the Groundwater Pathway RCL is 0.0051 mg/kg), ethylbenzene (highest detection is 101 mg/kg, the Groundwater Pathway RCL is 1.57 mg/kg), naphthalene (highest detection is 41 mg/kg, the Groundwater Pathway RCL is 0.6582 mg/kg), toluene (highest detection is 185 mg/kg, the Groundwater Pathway RCL is 1.1072 mg/kg), 1,2,4-trimethylbenzene (highest detection is 204 mg/kg, the Groundwater Pathway RCL is 1.3787 mg/kg), and xylenes (total) (highest detection is 400 mg/kg, the Groundwater Pathway RCL is 3.96 mg/kg). Numerous PAHs were detected at various locations with at least one elevated concentration in excess of NR720 RCLs.

Significant groundwater impacts include benzene and tetrachloroethene. Detected VOCs greater than Wisconsin Administrative Code, Chapter NR 140 Enforcement Standards (ES) include benzene (highest detection is 96 ug/L (the ES is 5 ug/L) and tetrachloroethene (highest detection is 8.7 ug/L (the ES is 5 ug/L)).

Applicable Regulations and Cleanup Standards

Notification of a release and assignment of a Bureau of Remediation and Redevelopment Tracking System (BRRTS) number by the Southeast Region of the Wisconsin Department of Natural Resources (WDNR) will be completed. The site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code (WAC) chapters NR 700 through NR 749, which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. The City of Milwaukee, in coordination with qualified consultants, has completed a Phase II ESA and developed a preliminary remediation cost estimate for the site in accordance with all applicable state statutes. A Remedial Action Plan will be submitted to WDNR for comment and approval prior to cleanup and will form the basis for the cleanup activities. Cleanup at the site will continue to be monitored by staff at the WDNR. Cleanup will be targeted to meet relevant non-industrial standards set forth in WAC chapter NR 720: *Soil Cleanup Standards*.

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 3100 W. Capitol Drive site. The “No Action Alternative” is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site: effectiveness, implementability, cost, the impact of potential climate changes to the remedy, and environmental benefits associated with sustainability factors.

Alternative One – No Action

With this alternative, the City of Milwaukee would take no action to remediate the subject site.

1. Effectiveness – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave contaminated soil in place. Risks associated with contaminated soil and significant area flooding would continue to persist. This alternative would not take action to protect public health, safety, and welfare and the environment.
2. Implementability – This alternative is implementable.
3. Cost – Indirect costs of the no action alternative will include a continued blighting influence on surrounding properties, which would be manifested in lower property values and a decreased tax base, and the continued risk of area flooding.
4. Impact of Potential Extreme Weather Events – This alternative is susceptible to impact from potential extreme weather events including the risk of increased/decreased temperatures and precipitation, flooding, and changing dates for ground thaw/freezing that may adversely affect the migration of contaminated groundwater.

Alternative Two – Institutional and Engineering Controls

With this alternative, the contamination would be addressed by managing contaminated soil on-site and registering the site in the WDNR's GIS Registry for residual soil and groundwater contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil.

1. Effectiveness – This alternative would be effective in reducing the toxicity of contamination by preventing direct contact to be protective of public health and safety; however, this alternative would not be effective in addressing the long term contaminant migration or groundwater contamination at the property, and would not address the significant flooding issues in the immediate vicinity of the site.
2. Implementability – This alternative is implementable.
3. Cost – The cost to implement this alternative would likely be incurred by a developer during site development and therefore depends on a specific development plan. This alternative is implementable, however, it would be cost prohibitive without a specific redevelopment plan.
4. Impact of Potential Extreme Weather Events – This alternative is susceptible to impact from potential extreme weather events including the risk of increased/decreased temperatures and precipitation, and changing dates for ground thaw/freezing that may adversely affect the effectiveness of the cap. Based on rising temperatures and late spring freezes documented in the Third National Climate Assessment, establishing and maintaining a protective vegetative cap could be affected by these potential changing weather patterns.

Alternative Three – Excavation with Off-site Disposal

With this alternative, the contractor would excavate the contaminated soil (approximately 14,000 tons) and properly dispose of it in a licensed landfill.

1. Effectiveness – This alternative would be effective at reducing the toxicity, mobility, and volume of contamination on site and would also be protective of public health, safety, and welfare and the environment. During the remediation activities, care would need to be taken to minimize dust created by the excavation, which could present a potentially adverse, but temporary, impact on public health, safety, welfare, or the environment.
2. Implementability – Excavation of contaminated soil is a common remedial strategy and is technically and administratively feasible in this case.
3. Cost – The estimated cost to implement this strategy would be approximately \$580,000.
4. Impact of Potential Extreme Weather Events – This alternative is not susceptible to impact from potential extreme weather events since contamination would be removed from the site and a new stormwater detention basin would be constructed, which would provide flood relief during significant storm events.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, the costs of each alternative, and the impact of potential extreme weather events. The recommended alternative is *Alternative Three*.

Attachment C

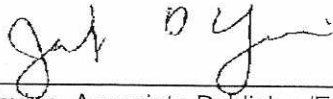
PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} S.S.

Joe Yovino, being the first duly sworn on oath, says that he or she is the Associate Publisher/Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Oct. 5, 2020

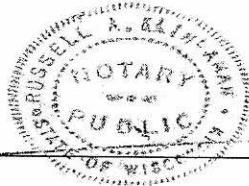


Joe Yovino, Associate Publisher/Editor

Sworn to me this 5th day of October 2020



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent

**PROOF OF PUBLICATION**

**Official Notice No. 57907
Public Meeting**

Environmental Grant Application

Notice is hereby given that the City of Milwaukee is planning to apply for one US Environmental Protection Agency (EPA) brownfield cleanup grant on or about October 28, 2020. The site currently being considered for a grant application up to \$500,000 for cleanup is located at 3100 W. Capitol Drive.

A draft application including an Analysis of Brownfield Cleanup Alternatives (ABCA) report will be available for the proposed cleanup grant site. The ABCA summarizes the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered and the proposed cleanup.

The public may view the draft ABCA as well as the draft application by contacting Dave Misky at 414-286-8682 or

dmisky@milwaukee.gov.

This material is available in alternative formats for individuals with disabilities upon request. Please contact:

Rebecca Rabatin,
ADA Coordinator
City of Milwaukee
Department of Administration
Budget and Management Division
200 East Wells Street, Room 603
Milwaukee, WI 53202
Phone: (414) 286-3475
TTY: 711
Fax: (414) 286-5475
Email: rrabat@milwaukee.gov

Provide a 72 hour advance notice to ensure accommodation of request.

The public may comment on the draft application and draft ABCA by sending written comments by October 19, 2020 to Dave Misky, 809 North Broadway, Milwaukee, Wisconsin 53202, or via e-mail to dmisky@milwaukee.gov, or by speaking at a virtual public meeting that will be held during the RACM meeting. The virtual meeting details are as follows:

October RACM Board Meeting
Thu, Oct 15, 2020 1:30 PM - 3:00 PM (CDT)

Please join meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/896868805>

You can also dial in using your phone.

United States: +1 (571) 317-3122
Access Code: 896-868-805
The City of Milwaukee will include

AFFIDAVIT OF PUBLICATION

Page 2 of 2

comments received and staff
responses in the grant application.
October 5, 2020
11923711/10-5

Attachment D

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 15, 2020**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
Commissioner Lois A. Smith, Vice Chair
Commissioner Kathryn West
Commissioner Bill Schwartz
Commissioner Jose Galvan
Commissioner Cavalier Johnson
Commissioner Monique Charlier

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the September 17, 2020 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding Brownfield Cleanup Alternatives, the required notice was published in the Daily Reporter on October 7th.

Item 1, Public Hearing

Resolution authorizing up to a \$750,000 loan from the EPA Brownfield Revolving Loan Fund Program to the Community Within the Corridor Limited Partnership to be used on the properties at 2748 North 32nd Street, 3212 West Center Street, 2727 North 32nd Street, and 2758 North 33rd Street, also known collectively as "32nd & Center", Milwaukee, Wisconsin. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Real Estate/Environmental Team provided an overview of the Brownfield Revolving Loan Fund Program before detailing the term sheet for this potential loan. The \$750K loan would be used for The Community Within the Corridor, a 7-acre redevelopment at 32nd and Center Street. The terms include 3.25% interest rate for 17 years with a balloon payment made at year 17. Along the way, the borrower will be setting up either a capitalized interest account or pay down the debt when cash is available.

The site was granted closure by the State of Wisconsin Department of Natural Resources for environmental issues associated with the property's previous use including soil contamination, asbestos, and lead paint. Since the site will undergo substantial changes, including pavement removal, the environmental issues will have to be readdressed with the State and a remedial plan will be implemented.

Commissioner Charlier asked what the average loan amount has been for the 15 previous loans to which Ms. Kress stated \$1M with the smallest loan of \$500k and the largest loan of \$1.5M. Commissioner Schwartz asked about repayment. Ms. Kress stated

the \$750K is the estimated costs of the environmental work that would be reimbursed once the borrower provides evidence of costs/invoices. Commissioner Schwartz also asked about the environmental issues. Ms. Kress stated these impacts are very typical of an urban setting and, since the site had already received case closure from the State, the development team would again have to attain closure since the closure plan is being modified.

Commissioner Schwartz asked about the terms and if this item would be coming back to the Board. Ms. Kress stated, while there are still a couple of terms to work out with MEDC and the underwriting, we do not feel they rise to the level of bringing the item back to the Board for approval.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10840.

Item 2, Regular Business

Resolution authorizing up to a \$1,000,000 loan from the RACM Brownfield Revolving Loan Fund to JS1962 Partners, LLC to be used on the property at 925 North Old World Third Street, Milwaukee, Wisconsin. (4th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Real Estate/Environmental Team provided a brief overview of the Brownfield Loan Program and the project to which the Board had approved a TID for a couple of months ago. This \$1M loan to J. Jeffers and Co. would be for the affordable housing component of the overall project and would be used for environmental issues such as volatile organics, heavy metals, asbestos, and universal waste. The site had been used as a laundry and printing operation until 2003. Similar to the previous item, the approach would include remediation of the environmental impacts, obtain case closure from the State, and continue monitoring of the existing caps (i.e. parking lots), soil vapor and groundwater contaminants. The terms include 3.75% for 10 years and the developer must show proof of expenditures before reimbursement.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10841.

Item 3, Regular Business

Resolution authorizing up to a \$700,000 loan from the RACM Brownfield Revolving Loan Fund to JS1924 Holdings, LLC to be used on the property at 333 West State Street, Milwaukee, Wisconsin. (4th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Real Estate/Environmental Team clarified this loan request from the previous one where \$700K would be loaned to J. Jeffers and Co. for the market-rate housing component of the overall project and would be used for the same environmental issues but on the west side of the block. The approach would again remediate the environmental impacts, obtain case closure from the State, and continue monitoring of the existing caps (i.e. parking lots), soil vapor and groundwater contaminants. Since this is for market-rate housing, the interest rate is slightly higher at 4.75% with a 10-year term and the developer must show proof of expenditures before reimbursement.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10842.

Item 4, Regular Business

Amendment to the Initial Resolution Relative to the issuance of Redevelopment Revenue Bond Financing for Port Milwaukee's DeLong Project. (12th & 14th Aldermanic Districts; submitted by Real Estate / City Attorney's Office)

Assistant Executive Director Dave Misky reintroduced the item from the previous month where the Board approved the issuance of \$4.7M of RACM Bonds for Port Milwaukee. The bond issuance would be for making improvements for a new tenant at the Port, the DeLong Co. This amendment allows for an increase in the bond issuance to \$5.8M.

Commissioner Schwartz asked for the reason for the increase to which Adam Tindall-Schlicht, Port Director, stated there is continued negotiation with the US Department of Transportation and multiple rounds of State grant funds available and the total need is still yet to be determined. The monies are specifically needed for demolition of the existing structure on Jones Island and the expansion of the rail tracks to serve the tenant.

Commissioner Johnson was excused during this item.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10843.

Item 5, Regular Business

Resolution relative to application, acceptance, and funding of a State of Wisconsin, Wisconsin Coastal Management Program grant for the River Loop Area Evaluation in the Menomonee Valley in the City of Milwaukee. (12th Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team described the Wisconsin Coastal Management Program grant and the need for use on the Hank Aaron State Trail along the Menomonee River. The "riverloop" between 13th and 25th Streets runs along the City parcels and the Marquette fields off of W. Canal Street. The 20-year old trail has deteriorated due to several reasons including the high water levels of the river, invasive plant growth within the asphalt, and erosion due to the failing dock wall. This grant would assist in paying for an evaluation of the trail condition, explore alternative designs, and determine the regulatory requirements.

Vice-Chair Smith asked to clarify the location of the site which was answered through reviewing the slides. Commissioner Schwartz asked if this was right-of-way to which Mr. Reimer stated this is covered by a series of easements on real property. Commissioner Schwartz also asked about partners like Marquette and the State DNR. Mr. Reimer stated they are aware of the need and will be brought into the discussions with the Menomonee Valley Partners. Mr. Reimer also confirmed the \$40K estimate for the entire evaluation is adequate based on discussions with engineering firms in the area.

Commissioner Galvan was excused during this item.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10844.

Item 6, Communication

Communication by the City of Milwaukee relative to a brownfield grant application to the USEPA for cleanup of 3100 W. Capitol Drive in the City of Milwaukee. (1st Aldermanic District; submitted by Environmental Team)

Redevelopment Authority Minutes
Regular Meeting of October 15, 2020

Mat Reimer described the grant request from the City of Milwaukee. The EPA requires a public meeting to discuss the grant request and it has been determined the Redevelopment Authority Board meeting would serve as the public meeting. This \$500K grant would assist the City's Department of Public Works to excavate the former gas station for a stormwater detention basin. The City was unsuccessful last year in applying for the same funding.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **November 19, 2020**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

David P. Misky
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.

Attachment E

2020 BUDGET

CITY OF MILWAUKEE

STATE OF WISCONSIN

Department of Administration
Budget and Management Division

Sharon Robinson
Administration Director

Dennis Yaccarino
Budget and Management Director

Budget and Management Staff

Thomas J. Bell
Bill Christianson
Crystal Ivy
Molly King

Mason Lavey
Kate Pawasarat
Eric Pearson

Rebecca Rabatin
Bryan J. Rynders
Nick Sinram
Nichole Smith

ACCOUNT NUMBER				2018	2019		2020		
				EXPENDITURE	BUDGET		PAY	BUDGET	
<u>FUND</u>	<u>ORG</u>	<u>SBCL</u>	<u>ACCOUNT</u>	<u>DOLLARS</u>	<u>UNITS</u>	<u>DOLLARS</u>	<u>RANGE</u>	<u>UNITS</u>	<u>DOLLARS</u>
CAPITAL IMPROVEMENTS PROGRAM									
Relief & Relay Sewers-Minor Construction and Improvement of Catch Basins & Appurtenances									
Sewer Relay Program									
0491	9990	R999	SM49520000A	12,403,384		24,500,000	New Borrowing		24,500,000
0491	6830	R999	SM49520000A			500,000	Cash		500,000
Pump Facility Projects									
New Borrowing									
0491	6830	R999	SM497200100	610,887		500,000	Cash		500,000
I & I Reduction Projects									
0491	9990	R999	SM49420000A	5,054,249		2,000,000	New Borrowing		2,000,000
0491	6830	R999	SM49414000A				Cash		
0491	9990	R999	SM32020000A	35,106		1,650,000	Grant & Aid		1,650,000
Water Quality Projects to meet TMDL Requirements									
0491	9990	R999	SM49920000A	1,321,828		800,000	New Borrowing		800,000
0491	9990	R999	SM32020000A	883,618		2,000,000	Grant & Aid		2,000,000
0491	6830	R999	SM49313000A	11,369			Cash		
Channel Restoration									
New Borrowing									
0491	5010	R999	SM49720200				Cash		200,000
Downspout Disconnection Program									
0491	9990	R999	SM49820000A			2,000,000	New Borrowing		2,000,000
cash									
Total Capital Improvements for Sewer									
				20,320,441		33,950,000	Maintenance Fund		34,150,000

Attachment F



November 5, 2019

Mat Reimer
City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
3100 W. Capitol Drive
Milwaukee, WI 53216

Dear Mr. Reimer:

This letter provides a state determination of eligibility for petroleum cleanup of the property located at 3100 Capitol Drive, Milwaukee, Wisconsin ("the Property"), parcel number 2460412100. This work will be performed by the City of Milwaukee if they are awarded a Brownfield Petroleum Cleanup grant from the Environmental Protection Agency.

History and Ownership

This 1.4 acre property has had various uses. The Property was used as a gas station from approximately 1946 until 1983. The northwest portion of the Property appears to have been part of a bulk petroleum plant that was located north of this Property. The Property was used a Burger King from 1983 until the mid-1990s. From 2002 to approximately 2010 the occupant of the Property was Ned's Pizza. The building and the parking lot have been vacant since 2010 and the City of Milwaukee acquired the property in August of 2019.

Contaminant Information

Discharges of petroleum contamination have occurred on the Property as a result of gas station operations and possibly the bulk petroleum plant. When used as a gas station, petroleum underground storage tanks were used that leaked and other petroleum spills likely have occurred. Historical records indicate that several tanks were used on the Property and most were removed or abandoned in place. There are also contaminated properties very close to the Property that may have impacted the Property. In 2019, Sigma conducted a limited Phase II assessment on the southern portion of the Property and identified VOCs and PAHs in the soil and groundwater.

Based on the information provided by the City of Milwaukee, the Department has made the following determination regarding petroleum assessment for a Property located at 3100 Capitol Drive, Milwaukee, Wisconsin:

- The Property meets the federal definition of a "brownfield".
- There are no viable responsible parties based on the criteria in EPA's 2020 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, the Redevelopment Authority of the City of Milwaukee, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is

subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the Property.

- The current and immediate past owners, respectively, the City of Milwaukee and SMS Investment Group, LLC, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2019 Guidelines for Brownfields Cleanup Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to plan of the City of Milwaukee to conduct remedial actions on the Property if it is awarded a 2020 federal Brownfield Petroleum Cleanup grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Bureau for Remediation and Redevelopment

cc: David Hanson, SER
Margaret Brunette, SER

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Milwaukee

* b. Employer/Taxpayer Identification Number (EIN/TIN):

396005532

* c. Organizational DUNS:

0064342110000

d. Address:

* Street1:

200 E. Wells Street

Street2:

* City:

Milwaukee

County/Parish:

Milwaukee

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

53202-3515

e. Organizational Unit:

Department Name:

Department of City Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Mat

Middle Name:

* Last Name:

Reimer

Suffix:

Title: Senior Environmental Project Coordinator

Organizational Affiliation:

City of Milwaukee

* Telephone Number:

414-286-5693

Fax Number:

* Email:

mathew.reimer@milwaukee.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

EPA Cleanup Grant for 3100 W. Capitol Drive, Milwaukee, WI

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

4th

* b. Program/Project

4th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2021

* b. End Date:

09/30/2024

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Steven

Middle Name:

* Last Name:

Mahan

Suffix:

* Title:

Director - COMMUNITY DEVELOPMENT GRANTS ADMIN

* Telephone Number:

414-286-3842

Fax Number:

* Email:

smahan@milwaukee.gov

* Signature of Authorized Representative:

Steven L Mahan

* Date Signed:

10/27/2020